

PROPOSAL

June 10, 2005

TO: Board of Directors
Santa Monica Mountains Conservancy

FR: The Trust for Public Land, California

RE: Property Information Report & Acquisition Research Analysis
Annandale Canyon Area, City of Pasadena, CA

The Trust for Public Land, California ("TPL") is pleased to submit this proposal for professional services to the Santa Monica Mountains Conservancy ("SMMC"). The proposal is a joint venture of TPL's Parks for People—LA program (AKA Los Angeles Field Office) and TPL's Conservation Finance program.

Our understanding of the program and issues is briefly as follows:

After considerable discussion in the Pasadena community along the western side of the Arroyo Seco, (principally between the Route 134 Freeway and the boundary of the Angeles National Forest), SMMC is interested in researching a property known as Annandale Canyon to assess its fair market value, survey its environmental condition and research its title history with the goal of preserving it in its natural state in perpetuity, in lieu of a residential development. In addition, SMMC is interested in studying the feasibility of various public financing options in order to create the funding needed to purchase the property from the developer, Annandale Canyon Estates, and to study the feasibility of expanding these efforts to include other ecologically significant properties in the immediate vicinity. The City of Pasadena, which is considering pending entitlements submitted by the developer, has considered the creation of a benefit assessment district---one of the viable funding options---, but is not currently doing so.

TPL proposes conducting a two-part study of this project: first, pre-acquisition property information research that would address title, environmental assessment and valuation issues; and second, analytical research as to the feasibility of public funding options (such as a benefit assessment district, a local ballot measure or the use of current or future state bond funds) that would, at minimum, finance the acquisition of Annandale Canyon in full or in part, and potentially would fund a broader conservation effort that would include other ecologically significant properties on the western side of the Arroyo Seco between the Route 134 Freeway and the southern boundary of the Angeles National Forest, and be limited to the boundaries of the City of Pasadena.

The total cost of this work would be \$42,000. A final report could be delivered to the SMMC six months after the execution of any contract.

Pre-Acquisition Property Information Research (Subtotal: \$30,000)

Title	\$7,500
Environmental Assessment	\$3,000
Appraisal	\$9,500

The appraisal, environmental assessment and title search would be designed to meet the stringent standards of the California Department of General Services.

TPL Staff and Direct Costs	\$10,000
-----------------------------------	-----------------

Benefit Assessment District Feasibility Analysis (Subtotal: \$12,000)

TPL would retain Shilts Consultants, Inc. (SCI) to assist us in evaluating the feasibility and options for public funding (either voter or property owner decided) for the acquisition and preservation of the Annandale Canyon property at minimum, with the option of expanding the scope of the project to include other open space, natural lands and public resources in the area. Such funding options may include, but not be limited to a benefit assessment district, a local ballot measure, or the use of current or future state bond funds. SCI and TPL have extensive experience and expertise with public funding measures and issues, and the initial analysis services proposed herein. Specifically, the scope of services would include:

- Initial planning and review of the community, parks and open space issues, history for revenue measures and local issues.
- Review and evaluation of the potential acquisitions and other public lands and resources that may be funded.
- Review and analysis of the City of Pasadena's property base
- Review and analysis of the City of Pasadena's voter base
- Benefit assessment evaluation and initial analysis of potential benefit areas
- Parcel tax evaluation and initial analysis of potential areas to be included in a parcel tax measure
- Overview of potential revenues from a benefit assessment and parcel tax

- General evaluation and comparison of a property owner decided benefit assessment and a voter decided parcel tax
- Recommendations and findings

TPL and SCI will utilize existing property owner data and other demographic and real property files for this project. In addition, a GIS parcel layer and current voter file are needed for this project. Any customary incidental costs for the purchase of property data or GIS information, travel and other out-of-pocket expenses are included in the cost.

Specific Terms of Contract

The offering of this proposal and any subsequent contract encompassing this proposal is contingent upon the execution of a Letter of Understanding with SMMC and the City of Pasadena that TPL be designated by the parties as the “lead negotiator” for a period of five years for purposes of purchasing the property.

Should SMMC accept this proposal in conceptual draft form, TPL will draft a contract for execution. Thank you for your consideration.